

128.A

0003

0011.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

887,700 / 887,700

USE VALUE:

887,700 / 887,700

ASSESSED:

887,700 / 887,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-11		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1: SUN GUOQING

Owner 2: HE YICHEN

Owner 3:

Street 1: 11 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ZHANG CHUNHUI & -

Owner 2: LI DONGXU -

Street 1: 11 WALNUT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Clapboard Exterior and 1914 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7342																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	887,700			887,700			416117
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/13/18		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	887,700	0	.	.	887,700		Year end	12/23/2021
2021	102	FV	884,500	0	.	.	884,500		Year End Roll	12/10/2020
2020	102	FV	869,300	0	.	.	869,300	869,300	Year End Roll	12/18/2019
2019	102	FV	847,400	0	.	.	847,400	847,400	Year End Roll	1/3/2019
2018	102	FV	773,500	0	.	.	773,500	773,500	Year End Roll	12/20/2017
2017	102	FV	696,700	0	.	.	696,700	696,700	Year End Roll	1/3/2017
2016	102	FV	697,400	0	.	.	697,400	697,400	Year End	1/4/2016

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG CHUNHUI &		75500-547	1	8/31/2020		909,000	No	No		
CARNEY JOHN A		64617-16		12/5/2014		705,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/7/2016	18	Solar Pa	16,000						11/16/2020	SQ Returned	JO	Jenny O
									9/9/2020	SQ Mailed	MM	Mary M
									9/13/2018	Measured	DGM	D Mann
									1/21/2015	NEW CONDO	PC	PHIL C

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 8 - Condo TnHs.		Full Bath: 2	Rating: Very Good	A Bath:	Rating:																				
Sty Ht: 2H - 2 & 1/2 Sty		3/4 Bath:	Rating:																						
(Liv) Units: 1	Total: 1	A 3QBth	Rating:																						
Foundation: 1 - Concrete		1/2 Bath: 1	Rating: Very Good																						
Frame: 1 - Wood		A HBth:	Rating:																						
Prime Wall: 2 - Clapboard		OthrFix: 1	Rating: Very Good																						
Sec Wall:	%																								
Roof Struct: 1 - Gable		OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																					
Color: GREEN		A Kits:	Rating:																						
View / Desir:		Fpl: 1	Rating: Very Good																						
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: B - Good				CONDO INFORMATION																					
Year Blt: 2014	Eff Yr Blt:	Location:																							
Alt LUC:	Alt %:	Total Units:																							
Jurisdct: G16	Fact: .	Floor: M - Multi-Level				REMODELING																			
Const Mod:		% Own: 50.000000000				RES BREAKDOWN																			
Lump Sum Adj:		Name:				Exterior:				No Unit	RMS	BRS	FL												
INTERIOR INFORMATION				Functional:				Interior:				1	6	3	M										
Avg Ht/FL: STD		Economic:				Additions:																			
Prim Int Wal 2 - Plaster		Special:				Kitchen:																			
Sec Int Wall:	%	Override:				Baths:																			
Partition: T - Typical		Total:				Plumbing:																			
Prim Floors: 3 - Hardwood		1.5 %				Electric:																			
Sec Floors: 4 - Carpet	50 %	CALC SUMMARY				Heating:																			
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 250.00				General:																			
Subfloor:		Size Adj.: 0.81347966				Totals																			
Bsmnt Gar: 2		Const Adj.: 0.99495000				1				6				3											
Electric: 3 - Typical		Adj \$ / SQ: 202.343				COMPARABLE SALES																			
Insulation: 2 - Typical		Other Features: 70570				Rate				Parcel ID				Typ				Date				Sale Price			
Int vs Ext: S		Grade Factor: 1.33																							
Heat Fuel: 2 - Gas		NBHD Inf: 1.48000002																							
Heat Type: 15 - H.V.A.C		NBHD Mod:																							
# Heat Sys: 1		LUC Factor: 1.00																							
% Heated: 100	% AC: 100	Adj Total: 901240																							
Solar HW: NO	Central Vac: NO	Depreciation: 13519																							
% Com Wal	% Sprinkled	Depreciated Total: 887722																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS																PARCEL ID 128.A-0003-0011.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:																	Total Special Features:	Total:						